



## Board of Storey County Commissioners Agenda Action Report

**Meeting date:** 1/21/2025 10:00 AM -  
**BOCC Meeting**

**Estimate of Time Required:** 5 minutes

**Agenda Item Type:** Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes from the December 17, 2024, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

**Department:** Clerk & Treasurer

**Contact Number:** 7758470969

- **Staff Summary:** See Aattached.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

\_\_\_\_\_ Department Head

**Department Name:**

\_\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued



STOREY COUNTY BOARD OF COUNTY  
COMMISSIONERS MEETING

12/17/2024 10:00 AM  
26 SOUTH B STREET, VIRGINIA CITY, NV

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**MEETING MINUTES**

JAY CARMONA  
*CHAIRMAN*

CLAY MITCHELL  
*VICE-CHAIRMAN*

LANCE GILMAN  
*COMMISSIONER*

ANNE LANGER  
*DISTRICT ATTORNEY*

JIM HINDLE  
*CLERK & TREASURER*

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**Roll Call**

√ Commission Chairman Jay Carmona, √ Commission Vice-Chair Clay Mitchell,  
√ Commissioner Lance Gilman, □ District Attorney Anne Langer, √ Clerk & Treasurer Jim Hindle,  
√ County Manager Austin Osborne, √ Deputy District Attorney Brian Brown

□ Assessor Jana Seddon  
□ Justice of the Peace Eileen Herrington  
√ Recorder Dru McPherson  
√ Sheriff Mike Cullen  
√ Business Development Manager Lara Mather  
√ Comptroller Jennifer McCain  
√ Community Development Director Pete Renaud  
√ County Administrative Officer Lisa Maciel  
□ Emergency Management Director Adam Wilson  
√ Fire Chief Jeremy Loncar

□ Grants Manager Sara Sturtz  
√ Health & Community Services Director Stacy York  
√ Human Resources Director Brandie Lopez  
√ IT Director James Deane  
√ Operations and Project Manager Mike Northan  
√ Planning Manager Kathy Canfield  
√ Public Works Director Jason Wierzbicki  
√ Public Relations Officer Julia Moreno-Fritz  
√ Tourism Director Todd Tuttle  
Other:

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Total Attendance: 27

In-Person: 24

Zoom: 3

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**1. CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**

Commissioner Carmona called the meeting to order at 10:01

**2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

**3. PLEDGE OF ALLEGIANCE**

**4. PUBLIC COMMENT (No Action): None**

**5. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the agenda for the December 17, 2024, meeting.

County Manager Austin Osborne requested continuing Item #12 to the Jan. 7, 2025, meeting and removing Items #11 and #13.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve today's agenda with the noted changes. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**6. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the November 5, 2024, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes for the Nov. 5, 2024, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**7. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the November 13, 2024, Special Meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes of the Nov. 13, 2024, Special Meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**8. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the November 19, 2024, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes of our Nov. 19, 2024, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**9. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the December 3, 2024, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes from our meeting on Dec. 3, 2024, as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

## 10. CONSENT AGENDA FOR POSSIBLE ACTION:

I. For possible action, approval of business license first readings:

- A. A.C. Moate Industries, Inc – Contractor / 180 Gentry Way ~ Reno, NV
- B. ARCO DB Companies, Inc. - Contractor / 325 S. Alabama St. Ste 200 ~ Indianapolis, IN
- C. Bighorn Roofing LTD – Contractor / 2090 Rabbit Dr. ~ Washoe Valley, NV
- D. Budget Blinds of Reno – Out of County / 6550 Longley Ln. #115 ~ Reno, NV
- E. Deluxe Step and Rail Inc. – Contractor / 1995 Tampa St. ~ Reno, NV
- F. Diamond G Construction Inc. – Contractor / 340 W. Wickenburg Way Ste. A34 ~ Wickenburg, AZ
- G. Highline Electric LLC – Contractor / 8030 Monterey Shores Dr. ~ Reno, NV
- H. Mason Valley Janitorial – Out of County / 8 Van Fleet Dr. ~ Yerington, NV
- I. NGK Electronics USA, Inc. – Out of County / 5975 Home Gardens Dr. ~ Reno, NV
- J. Precision Firearms Training – Home Based / 4682 Hanaupah Rd. ~ Reno, NV
- K. Pure Water Systems of NV – Contractor / 245 Vine St. ~ Reno, NV
- L. SOKAB LLC – Home Based / 1700 Main St. ~ Gold Hill, NV
- M. WSP USA INC – Professional / 4139 Oregon Pike ~ Ephrata, PA

II. Consideration and possible approval of modifications to Personnel Policy 506 to establish bilingual pay and eliminate Field Training Officer pay for county employees.

III. Consideration and possible approval of the revision of Administration Policy 018: Surveillance in the Workplace effective 07/03/2018, revised 12/06/2024.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve today's Consent agenda as presented.  
**Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

## 14. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports

### Sheriff's Office

- Sheriff Mike Cullen said next year his office will do Citizens Academy on Wednesdays from 6 p.m. to 8 p.m. running March 5 through April 9. The first will be held in Lockwood with another in Virginia City.
- The Parade of Lights is set for Dec. 22 in Lockwood.
- Residents can download the Sheriff's Office app for information on mountain lions in the area.

### Fire District

- Fire Chief Jeremy Loncar said there were plenty of ash cans for residents, as well as smoke detectors, available at the Virginia City Fire Station.
- He also asked that residents adopt a hydrant, by clearing snow around fire hydrants near their homes.

### **Operations and Projects**

- Coordinator Mike Northan said the Lockwood Senior Center had the last slab pour. Next is the grout pours.
- The Fairgrounds project went out to bid; the date to open bids is Jan. 6, 2025.

### **Business Development Office**

- Grants Manager Sara Sturtz said Storey County is sponsoring the Silver State Grants Conference at the Peppermill on Feb. 13-14.
- The Lead Siphon project was included in Water Resource Development Act bill passed by Congress.

### **Emergency Management**

- Director Adam Wilson said the reimbursement for Federal Emergency Management Agency projects has been fast-tracked at the state level. The Taylor Street project was still with FEMA.
- Safety exercises with the school district are complete.
- There is ongoing updating of the regional mass casualty plan with Quad Counties.
- A new system called Intrepid, including communications, mapping and tracking software, has been installed.
- Winter is here, residents should start preparing for winter, and have emergency kits in their car.

### **VCTC**

- Tourism Director Todd Tuttle thanked Public Works, the Sheriff's Office and EMS for their help with Christmas on the Comstock.
- On Dec. 7, the Grinch Made Me Do It Saloon Crawl was the strongest turnout ever for the event.
- On Dec. 14, the RennerVation event went well, along with the parade. Low visibility canceled the drone show.
- The drawing for the Believe Again shopping spree is still going on.
- The Decorating Contest will be judged by tomorrow.
- The Nutcracker vs. Tommyknocker, has had great reviews. It will be at Noon and 4 p.m. Dec. 20, 21, and 27.
- VCTC staff will attend the American Bus Association meeting in Philly Jan. 1-4; next year it will be held in Reno.

### **Health and Community Services**

- Director Stacy York, said tomorrow's holiday lunch will have two seatings: at 11:30 a.m. and 12:30 p.m.
- The Christmas Eve brunch will be at 10:30 a.m. on the 24<sup>th</sup>.

## **IT**

- Director James Deane said the noon siren is broken, and staff were looking at replacement rather than repair, due to age of the equipment.
- ATT fiber is at Station 72, and the Community Center; it will support the installation of cameras.
- We are tightening up policies and network issues, possibly using MFA to give a phone option. Governments and industries are going that way as it is.
- We are turning the evidence room into something usable for Sheriff and District Attorney starting Jan. 2.
- We finished the fiber connection for Community Chest between the Pink House and their building next door.

## **Public Relations**

- Julia Moreno-Fritz said she is working on the final stages of commercials for Storey County to air during the legislative session focusing on economic growth, housing and community programs. All county communities will be featured.
- The County has secured a billboard in Reno and is working on one for Carson City.

## **County Manager**

- County Manager Austin Osborne thanked everyone for a festive and fun Christmas party.

## **15. BOARD COMMENT (No Action - No Public Comment):**

- Commissioner Carmona said the county's Christmas party was a great event. He also noted the passing of Barbara Garrett, a longtime resident of Virginia City.

**16. 10:30 A.M. PUBLIC HEARING:** Public Hearing on proposed Resolution No. 2024-752, a Resolution Adopting the 2024 Storey County Master Plan. The resolution includes comprehensive text amendments to the existing Storey County Master Plan, including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps. Public participation is encouraged. A copy of the proposed resolution, and proposed draft master plan chapters and master plan maps are available from the Storey County Planning Department, at 26 South B Street in Virginia City, Nevada, 775-847-1144 or email Staff at [planning@storeycounty.org](mailto:planning@storeycounty.org). You can also view them at the link below.  
<https://www.storeycounty.org/728/MASTER-PLAN-Update-2024>.

Public Comment: Resident Tom Zachry, who lives by Sutro Springs said he purchased that land when he was 27, and doesn't want to see any big growth around. He said he wants to protect the view, and he was opposed to any kind of dense development, whether it is residential, commercial or industrial. He said he talked to others who also want to protect the rural lifestyle. He also noted the state is working on Highway 50, which he said was a death

trap. They are planning a stoplight at Six Mile Canyon Road, and there will be one at North Pine Nut soon. The speed limit will be reduced. He said he was concerned about the water that there will not be enough recharge to support wells. He said he warned the county in 1975 that the Highlands would not have enough water, and no one listened to him. He said he understands the pressures that have been put on the county, and that a lot of the area in TRIC that should have been set aside, may some how be transitioned for residential housing.

County Manager Austin Osborne said he respected Mr. Zachry's comments, and there have been discussions between Mr. Zachry and Planning staff, and the Planning Commission. He said growth and change were happening and expects substantial buffering and transition zones from new development. He said this was in important housing element for the county. The county did hold public meetings in that community where density and barriers were discussed. The reason for us to do our planning and zoning is to prevent it from being done by courts or Legislature or other entities outside of the County. He noted that it will not happen soon, and there will be plenty of Planning Commission hearings for community input.

**Motion:** I, Commissioner Mitchell, move to close the public hearing on the proposed Resolution No. 2024-752, and conformance with federal, state and local regulations, and the existing 2016 Storey County Master Plan, the recommendation of approval by staff and the Storey County Planning Commission. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**17. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 2024-752, a Resolution Adopting the 2024 Storey County Master Plan. The resolution includes comprehensive text amendments to the existing Storey County Master Plan, including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps. A copy of the proposed resolution, and proposed draft master plan chapters and master plan maps are available from the Storey County Planning Department, at 26 South B Street in Virginia City, Nevada, 775-847-1144 or email Staff at [planning@storeycounty.org](mailto:planning@storeycounty.org). You can also view them at the link below.  
<https://www.storeycounty.org/728/MASTER-PLAN-Update-2024>

Kathy Canfield said this step is the final step of Master Plan update process that began in the summer of 2023. Planning staff decided to update the Master Plan, rather than replace it. This summer, we met with each community. Some new things were brought up:

- In Lockwood, the concern was secondary access in emergency situations when Interstate 80 is backed up.
- In the Highlands, water was a concern, and we are looking for ways to address it, continuing with the monitoring, as well as maintaining some open space.

- In Virginia City, we identified short-term rentals, AirBnBs, housing size and needed improvements.
- Mark Twain residents value the neighborhood as it is.

We had to look at the county which has been criticized for not being very balanced between residential vs. commercial vs. industrial development. It is logical to look at development where Lyon County is building up to our county line, but we have to look at our county as a whole. We have Painted Rock, then American Flat, in addition to Mark Twain. The residents of Mark Twain very strongly indicated they value their quality of life. East of the Mark Twain subdivision, the Flowery Range area, needs buffers to protect the Mark Twain neighborhood. The updated Master Plan identifies the Flowery Range area for development opportunity, but with consideration to protect Mark Twain Estates. We need to identify water sources and sanitation options. Any and all development proposals must go through zoning and Planned Unit Development approvals. Finally, the updated Master Plan has been approved by the Planning Commission and now comes before the Board of Commissioners.

Commissioner Mitchell emphasized the pressures on the county, and said he went to the local meetings and this plan allows the County to plan and ensure it controls its own path with development. He stated his support for the updated Master Plan.

Public Comment: None

**Motion:** Based on the findings of fact shown in Resolution No. 2024- 752, and conformance with Federal, State, and County regulations, and the existing 2016 Storey County Master Plan, the recommendation for approval by staff and the adoption of the Plan by the Planning Commission, I, Commissioner Mitchell, move to approve Resolution No. 2024-752, a Resolution adopting the 2024 Storey County Master Plan, including comprehensive text amendments to the existing Storey County Master Plan including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**18. DISCUSSION/FOR POSSIBLE ACTION:** Review and possible approval of the Storey County Audited Financial Statements for year ending June 30,2024, completed by DiPietro and Thornton.

Comptroller Jennifer McCain introduced Joe Costanza from DiPietro and Thornton.

Mr. Costanza said the audit made sure County finances were accurate and that the accounting system the county has is appropriate. He said the financial health of the County was very strong, with the revenue at \$22,700,000, up from \$16 million.



He said the audit ensured investments the County has made qualified under statutes and rules, and weren't too risky. The accounting system has continued to improve.

Mr. Costanza said the only problem with the County's finances was that, although deposits were made regularly, entries were not put into the Tyler accounting system in a timely manner.

Clerk-Treasurer Jim Hindle said the deficiency in updating entries was the result of a short staff situation. The recent addition of an experienced individual to assume the post of Deputy Treasurer has achieved immediate improvement. He said he plans to do strategic planning for improved anticipation of staff transitions and coverage. He also said this was not a reflection on the Comptroller's Office, but was due to personnel transitions in the Treasurer's Office and emphasized that the Treasurer's Office ensured timely collection and deposit of all funds due to the county and the delay was only in the posting of accounting entries in the Tyler system. Mr. Costanza agreed with this statement and was confident that improved processes will be implemented.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the Storey County Audited Financial Statements for the year ending June 30, 2024. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 19. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of an updated Memorandum of Understanding (MOU) between Storey County (County) and the Community Chest, Inc. (CCI). CCI will continue to allow the County's IT Department to install certain microwave, radio, and other telecommunications equipment on CCI's Community Center building, located at 175 East Carson Street, Virginia City, Nevada for use by the county for its adjacent Storey County Swimming Pool, Virginia City Senior Center, Miner's Park, and other area county facilities, and for use by the CCI to provide social and community services to the County; for the CCI to provide electricity costs for that equipment; and for the County to provide CCI certain computer and network technological troubleshooting, repair, and other minor technology services for equipment owned by CCI.

Administrative Officer Lisa Maciel said Staff looked at the old MOU and revised to bring it current and up to date.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the updated Memorandum of Understanding (MOU) between Storey County (County) and the Community Chest, Inc. (CCI) for CCI to continue to allow the County's IT Department to install certain microwave, radio, and other telecommunications equipment on CCI's Community Center building,

located at 175 East Carson Street, Virginia City, Nevada for use by the county for its adjacent Storey County Swimming Pool, Virginia City Senior Center, Miner's Park, and other area county facilities, and for use by the CCI to provide social and community services to the County; for the CCI to provide electricity costs for that equipment; and for the County to provide CCI certain computer and network technological troubleshooting, repair, and other minor technology services for equipment owned by CCI. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

## **20. RECESS TO RECONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD**

**21. DISCUSSION/FOR POSSIBLE ACTION:** Annual review and evaluation of the performance of Jeremy Loncar, Storey County Fire Chief, for the time period of December 21, 2023, through December 20, 2024. The Board may, without further notice, take administrative action against Jeremy Loncar, Fire Chief, if the Board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Loncar. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the Fire Chief's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.

Brandie Lopez said the chief has been notified of his rights and has agreed to them. If this is approved, Chief Loncar will receive a step increase equal to that given to non-represented personnel.

Commissioners Carmona, Gilman and Mitchell praised Loncar for his performance, and were supportive of his self-evaluation. They in particular mentioned lack of turnover and frugality.

Chief Loncar, said the district have worked hard on prevention and increased services. He said his success came from his staff. Among those things, the district is working on succession planning, training and expansion of programs. He said staff are the future leaders.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to acknowledge Fire Chief Jeremy Loncar as scoring excellent or above satisfactory in all areas in this review, to commend his work and to award the customary step increase for this year. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

## **22. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD**

**23. DISCUSSION/FOR POSSIBLE ACTION:** For consideration and possible approval of the second reading for On-Sale/Off-Sale Liquor License. Applicant is Yong Suk Ko, Lost Seoul Saloon, 5 North C Street, Virginia City, NV.

Deputy Frank Valdez said there are no disqualifiers with this applicant.

Public Comment: None

Commissioner Mitchell noted these businesses were more restaurants than saloons.

**Motion:** I, Commissioner Mitchell, move to approve the second reading for On-Sale/Off-Sale Liquor License. Applicant is Yong Suk Ko, Lost Seoul Saloon, 5 North C Street, Virginia City, NV. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**24. DISCUSSION/FOR POSSIBLE ACTION:** For consideration and possible approval of the second reading for On-Sale/Off-Sale Liquor License. Applicant is Jin Joo Song, Hi Me Café, 5 North C Street, Virginia City, NV.

Deputy Frank Valdez said there are no disqualifiers with this applicant.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the second reading for On-Sale/Off-Sale Liquor License. Applicant is Jin Joo Song, Hi Me Café, 5 North C Street, Virginia City, NV. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**25. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

**26. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Memorandum of Understanding (MOU) between Storey County and CC Communications (ongoing operation of Churchill County, Nevada) for Phase 2, remainder of Storey County, deploying and providing rate structures for fiberoptic broadband internet service to residential, commercial, and enterprise customers in Storey County.

IT Director James Dean said this is updating the existing MOU with updated language as the project moves into Phase 2 which will include the Highlands. He said the MOU will eventually include all of Storey County.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve Memorandum of Understanding (MOU) between Storey County and CC Communications (ongoing operation of Churchill County, Nevada) for Phase 2, remainder of Storey County, deploying and providing rate structures for fiberoptic broadband internet service to residential, commercial, and enterprise customers in Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**27. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Service Provider Agreement between CC Communications (ongoing operation of Churchill County, Nevada) and Storey County for Phase 2 all Storey County for the deployment and maintenance of fiberoptic broadband network infrastructure in Storey County and to provide Residential Broadband Internet, Commercial Broadband Service, and Enterprise Broadband Service for 10 years, with payments not exceeding \$6,700,000 made to CC Communications by Storey County, in accordance with the Memorandum of Understanding between the parties approved by the board on or before this agreement, and other properly related matters.

Mr. Deane said this is the updated service provider agreement that covers all of Storey County. Anyone with a telephone pole nearby can be included, and those living off the grid can be served through microwave options. The \$6.7 million will not be made as a whole payment but will be paid as the service is installed. As a result, he pay-out will be reflected over several budget cycles vs all at once.

Commissioner Carmona said construction will start in Virginia City shortly and he expressed appreciation to all involved.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve Service Provider Agreement between CC Communications (ongoing operation of Churchill County, Nevada) and Storey County for Phase 2 all Storey County for the deployment and maintenance of fiberoptic broadband network infrastructure in Storey County and to provide Residential Broadband Internet, Commercial Broadband Service, and Enterprise Broadband Service for 10 years, with payments not to exceed \$6,700,000 made to CC Communications by Storey County, in accordance with the Memorandum of Understanding between the parties approved by the board on or before this agreement, and other properly related matters. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**28. DISCUSSION/FOR POSSIBLE ACTION:** Update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, the following, and other properly related matters: SB69 Storey County bill adjusting tax abatement programming; sales and use, property, and other tax abatement categories; county boundary line adjustments; historic district considerations; health and human services; and other BDRs and bills potentially affecting Storey County.

County Manager Austin Osborne introduced Alex Tanchek from Silver State Government Relations. Mr. Osborne said we are in the early stages of the Legislative cycle. He said that the deadline for bills submitted by local jurisdictions has passed. We are monitoring bills covering anything with potential impact on the County, such as justice, indigent care or other programs. The governor and legislative leadership can still submit new bills. We are monitoring proposed legislation and keeping in touch with regional agencies, so nothing is missed. SB69 has been submitted by the County to address County involvement in the tax abatement evaluation and approval process. There is also a bill involving Washoe County and the transfer of a parcel of land north of Lockwood, though it could be moot since the involved parties could come to agreement on the land transfer.

Mr. Tanchek said there is still an opportunity for legislators to submit Bill Draft Requests for the first two weeks of session. In Mid-January the governor will be releasing his budget and then the Legislature will go to work on a final biennial budget.

Mr. Osborne said this review provides scope and breadth as to what we are dealing with, and gives direction on SB69. Information on bills affecting the county will be updated periodically throughout the 2025 legislative session and will be available on the Storey County website at: <https://www.storeycounty.org/654/Legislative-Bills>.

Commissioner Mitchell asked how to build specific support behind our bill, or SB78, which proposes to combine rolling several state commissions into one, impacting the Comstock Historic District. This could make getting certificates of appropriateness difficult.

Mr. Osborne said the language in SB789 is broad, and there are entities at the state level working to propose amendments that may address Commissioner Mitchell's concerns.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to direct county staff and lobbyists to represent Storey County on known BDRs, bills, and other potential legislation affecting Storey County as follows: To move forward and work with GOED, Legislative leadership and others to build support behind SB69, which is our bill, to monitor and participate in discussions around SB78 and the potential impacts on the Historic District Commission, to establish and renew relationships with Legislative leadership in advance of the Legislative session. He modified the motion to direct staff to express a desire to mitigate any negative impacts on the Historic District and its residents. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**29. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible consideration setting the gross billing franchise fee to a percentage pursuant to Article 9 of the 2024-2034 Solid Waste Collection Franchise Agreement between Storey County and Waste Management of Nevada, Inc.

Mr. Osborne said that the Waste Management Agreement, under Article 9, is an element where this board sets by resolution a franchise fee. There was a default to 8 percent which would yield approximately \$560,000 in income to the County. This goes to the general fund. The first billings that went out included an 8 percent franchise fee. The County would pay that back to the subscribers.

Commissioner Mitchell asked if this is totally separate from tonnage fees at the landfill. Kendra Kostelecki said it is the total billings, so the more we collect, the more you get. Mr. Mitchell also noted that this was a pass-through situation, so Waste Management was not concerned with it, and Ms. Kostelecki agreed.

Commissioner Carmona said the County needed to give back to the residents. The monthly bill is about \$27 on average, so 8 percent of that per month would be a savings, and he wanted to eliminate the franchise fee. Commissioners Gilman and Mitchell agreed.

Mr. Osborne said this will carry over for the entire span of the agreement to 2034.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to set the gross billing franchise fee from 8 percent down to 0 percent pursuant to Article 9 of the 2024-2034 Solid Waste Collection Franchise Agreement between Storey County and Waste Management of Nevada, Inc. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 30. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and consideration for approval Resolution No. 24-754 supporting and contributing \$100,000 to the Regional Transportation Commission of Washoe County for the completion of a Northern Nevada regional commuter rail study between Reno-Sparks and the Tahoe-Reno Industrial Center in Storey County. This is a budgeted expense.

Mr. Osborne said there have been ongoing discussions on transportation of workers to TRIC. NDOT is still looking at their I80 widening project, but other options include a rail line between Reno and TRIC. Washoe Regional Transportation Commission has contracted with a company to do a study if it is feasible to construct and run a light-rail service. The partners are Washoe RTC, Panasonic and other companies in TRIC. Storey County has been asked to contribute \$100,000 of the \$797,517.81 study cost. It would make Storey County a stakeholder in the project. EDAWN is helping to coordinate, and the study would go from January to June 2025. The requested funds are budgeted. Mr. Osborne read the resolution.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve Resolution No. 24-754 supporting and contributing \$100,000 to the Regional Transportation Commission of Washoe County for the completion of a Northern Nevada regional commuter rail study between Reno-Sparks and the Tahoe-Reno Industrial Center in Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**31. DISCUSSION/FOR POSSIBLE ACTION:** Presentation, public workshop, discussion, and consideration directing staff regarding updates to the Storey County Strategic Plan for Fiscal Year 2025-2026.

Mr. Osborne said this is the FY2024-2025 Strategic Plan, which has been on the agenda for quite some time. It includes aspects of department strategic plans. It involves aspirations, goals, plans, spending and more.

Commissioner Mitchell asked about the timeframe of the Strategic Plan. Mr. Osborne said it will annually come back to the board for review and amendment.

Commissioner Mitchell called the Plan robust and appropriate, and said he wanted to move forward.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to direct county staff to adopt the mission statement, vision statement, perspectives, goals and objectives and other elements, including the perspectives, goals and objectives, as outlined in this working document, and discussed in this and previous workshops, and to bring a draft of a final Strategic Plan for review at a future meeting, including strategies and tactics. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**32. DISCUSSION/FOR POSSIBLE ACTION:** For consideration and possible approval of business license second readings:

- A. All Points Electric LLC – Contractor / 5600 Grass Valley Rd. ~ Reno, NV
- B. Allied Mechanical Services LLC – Contractor / 1350 Freeport Blvd Ste. 104 ~ Sparks, NV
- C. American Pacific Concrete, LLC – Contractor / 18124 Wedge Pkwy. # 418 ~ Reno, NV
- D. Co2 Monitoring LLC – Contractor / 4310 Cameron St. # 7 ~ Las Vegas, NV
- E. Corestates Construction Services Inc. – Contractor / 3237 Satellite Blvd. Ste. 465 ~ Duluth, GA
- F. Eagles Crest Inc. – Contractor / 4865 Joule St. #C6 ~ Reno, NV
- G. Emilioooo’s Plumbing & Water Heaters – Contractor / 1357 Viellion Pike Ln. ~ Carson City, NV
- H. Encore Automation LLC – Out of County / 50 Corporate Dr. ~ Auburn Hills, MI
- I. Graywolf Integrated Construction Company – Contractor / 2205 Ragu Dr. ~ Owensboro, KY
- J. Impact Dock Works, Inc. – Contractor / 16787 Beach Blvd. #785 ~ Huntington Beach, CA
- K. Jones Sign Co., Inc. – Contractor / 1711 Scheuring Rd. ~ De Pere, WI
- L. Revival Paint Management – Contractor / 135 Shadycrest Dr. ~ Verdi, NV

M. Shootin Trouble Electrical Servicing LLC – Contractor / 198 Shady Grove Ln. ~ Dayton, NV  
N. Sierra Summit Landscaping, LLC – Contractor / 18124 Wedge Pkwy. # 418 ~ Reno, NV  
O. Sunbelt Rentals Inc. – General / 1121 USA Parkway ~ McCarran, NV  
P. T J I Plumbing & Heating – Contractor / 2590 Baxter Way ~ Sparks, NV  
Q. Virginia City Mercantile – General / 85 S. C St. ~ Virginia City, NV

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the second readings of business licenses under Item #32 listed as A-Q. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**33. PUBLIC COMMENT (No Action):** Commissioner Carmona noted this was Commissioner Gilman’s final vote as a commissioner and thanked him for his service.

Nick Vanderpool from GC Government Affairs, expressed appreciation for Commissioner Gilman.

**34. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA**

Commissioner Carmona adjourned the meeting at 12:25 p.m.

Respectfully submitted,



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Jim Hindle  
Clerk-Treasurer